

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, December 4, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Monday, December 2, 2024, at 9:06 A.M.

An addendum was posted on Monday, December 2, 2024, at 12:46 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:04 P.M.

ROLL CALL:

Hall-Harper	Absent	Bengel	Present
Archie	Present	Decter Wright	Absent
Dutton	Present	Lakin	Present
Bellis	Present	Bush	Present
Gilbert	Present		
	Present:	7	
	Absent:	2	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Chris Baughman, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

- a. James G. (Jerry) Goodwin – Reappointment to Tulsa's Port of Catoosa Facilities Authority; term expires October 31, 2029. (Attended 44/49 meetings.) (CD-1) [UED 11/20/24; CC 12/4/24] 24-1112-1
- b. Tige Rodgers – Appointment to the Sales Tax Overview Committee replacing David Blatt; term expires December 31, 2026. (CD-4) [UED 11/20/24; CC 12/4/24] 24-1115-1

Public Comments:
John Huffines – 2.a – 2.b.

Councilor Bengel moved to approve 2.a – 2.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Absent
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

3. PUBLIC HEARINGS

- a. No items this week.

4. MAYOR'S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Tulsa Airports Improvement Trust, for property located at 7777 Airport Dr., for the installation and maintenance of a guardrail in and upon the right-of-way. (CD-3) [PW 11/20/24; CC 12/4/24] 24-1093-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing Condemnation of property owned by Patricia Royals, located at 3229 N. Wilshire Dr., Wilshire Addition, an existing public necessity requires the acquisition of a Utility Easement for Wilshire Trails Sanitary Sewer Improvements. (CD-1) [PW 11/20/24; CC 12/4/24] 24-1103-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Gary S. Cole and Lara U. Cole, for property located at 1548 S. College Ave., Avondale Addition, for the installation and maintenance of landscaping in and upon the right-of-way. (CD-4) [PW 11/20/24; CC 12/4/24] 24-1106-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and RZN, LLC, for property located at 7498 E. 46th Pl., Industrial Equipment CTR Addition, for the installation and maintenance of parking in and upon the right-of-way. (CD-5) [PW 11/20/24; CC 12/4/24] 24-1092-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from George Kaiser Family Foundation in the amount of three thousand, two hundred dollars and eighty-five cents (\$3,200.85) for James Wagner, Alisia Myers, and Caleb Perkins to travel to Atlanta, GA on November 4, 2024, to attend the Westside Future Fund One-Day Site Visit. [CC 12/4/24] 24-1119-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Donation from TPD Foundation to the Tulsa Police Department Training Division to be utilized for the purpose of providing a new breakroom renovation valued at eighty-eight thousand, three hundred dollars (\$88,300.00). [CC 12/4/24] 24-1120-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Drywall Repair Specialist, Inc. of property located at 3904 W. Charles Page Blvd. S., Parcel 649, Home Gardens Second Addition, required for lot line adjustments at the Charles Page Warehouse. LLA 594. (CD-4) [CC 12/4/24] 24-1123-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Chromium Plating Company of property located at 412 N. Cheyenne Ave. W., Parcel 61-2019, Original Townsite of Tulsa Addition, required for IDP 7358-2018, for the Western Supply Project. (CD-1) [CC 12/4/24] 24-1125-1

- j.Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ABATE/Marines Toys for Tots Toy Run scheduled for December 8, 2024, starting at 4145 E. 21st St. (CD-2,4,9) [CC 12/4/24] 24-1128-1
- k.Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Cavalcade Procession scheduled for December 8, 2024, starting at 2515 E. 1st St. (CD-1) [CC 12/4/24] 24-1129-1
- l.Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Diocese of Tulsa Year of Mercy Kick-Off Procession scheduled for December 29, 2024, starting at 605 S. Main St. (CD-4) [CC 12/4/24] 24-1130-1
- m.Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: December 2024 Guthrie Green Events scheduled for December 6-23, 2024, at 200 N. Boston Ave. (CD-1) [CC 12/4/24] 24-1131-1
- n.Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Christmas Parade scheduled for December 14, 2024, starting at 212 E. 6th St. (CD-4) [CC 12/4/24] 24-1132-1
- o.Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for December 7, 14, 21, 2024, at 1 S. Lewis Ave. (CD-4) [CC 12/4/24] 24-1133-1
- p.Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Winter Art Market scheduled for December 6, 2024, at 200 N. Detroit Ave. (CD-1) [CC 12/4/24] 24-1134-1

Public Comments:
Nancy Moran – 4.f.
John Huffines – 4.g, 4.k, 4.l, 4.m, 4.n, 4.o.

Councilor Bengel moved to approve 4.b – 4.p. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Absent
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a.Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.

Kathy Sebert presented the report.

Public Comments:
John Huffines – 5.a.

- b.Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7792 from OM with an Optional Development Plan to RM-1 for property located north of the NE/c of E. 49th St. S. and S. 72nd E. Ave.

requested by Vintage Housing, Inc. (Property owner: Life Senior Services, Inc.) (CD-5) (TMAPC voted 10-0-0 to recommend **APPROVAL** of RM-1 zoning.) [UED 11/20/24; CC 12/4/24; CC 12/11/24] 24-1078-2

Councilor Bengel moved to approve 5.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Absent
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of five million, four hundred sixty-three thousand, two hundred sixty dollars (\$5,463,260.00) between projects within the TMUA 2024B Sewer Revenue Bond SubFund. (Coal Creek Parallel Interceptor) [UED 12/4/24; CC 12/4/24; CC 12/11/24] 24-1121-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of ninety thousand, four hundred seven dollars (\$90,407.00) from grant revenues to be received from the District Attorney's Council within the Project Safe Neighborhoods SubFund. (2023 Project Safe Neighborhoods Grant) [UED 12/4/24; CC 12/4/24; CC 12/11/24] 24-1122-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 24, Chapter 1, Tulsa Revised Ordinances, Section 101, titled "Nuisances Affecting Health," declaring that dust or dirt in such quantities as to render the occupancy of property uncomfortable to a person of ordinary sensibilities shall be considered a nuisance affecting public health; providing for severability. **(Emergency Clause)** (Lakin) [UED 12/4/24; CC 12/4/24; CC 12/11/24] 24-1135-2
- d. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two hundred sixty thousand, five hundred six dollars and eighty-nine cents (\$260,506.89) recognized from unappropriated fund balance within the Golf Course Fund. (FY24 Golf Course Expense) [UED 11/20/24; CC 11/20/24; CC 12/4/24]

Without objection, items 6.a – 6.d were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 49, "Administrative, Permit, and License Fees," by the addition of new Chapter 17, titled "Planning and Zoning Fees", repealing all ordinances or parts of ordinances in conflict, and establishing an effective date. [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1079-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental

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- appropriations of five hundred thousand dollars (\$500,000.00) from unappropriated and unencumbered fund balance within the General Fund. (Quality Events) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1080-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to reduce appropriations of two thousand, eight hundred twenty-nine dollars (\$2,829.00) from grant revenues received within the Emergency Solutions Grant Fund. (Emergency Solution Grant Adjustment) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1081-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five hundred fifty thousand dollars (\$550,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (Manion Park - District 9 Community Development Project) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1082-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty-four thousand, four hundred twenty-seven dollars (\$24,427.00) from grant revenues received within the Housing Opportunities for Persons with HIV/AIDS Grant SubFund. (Housing Care Program) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1083-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to reduce appropriations of three hundred eleven thousand, seven hundred thirty-seven dollars and eighty-six cents (\$311,737.86) from grant revenues received within the HOME Investment Partnership Grant Fund. (HOME Administration, Terrace View Apartments Rehab) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1084-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to reduce appropriations of eight thousand, forty-six dollars (\$8,046.00) from grant revenues received within the Community Development Block Grant. (CDBG Administration, Sidewalks) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1085-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Public Alleyway requested by Anna Sanger with Doerner, Saunders, Daniel & Anderson, LLP, to close a portion of the alleyway located at 10203 E. 51st St. S. The alleyway is situated in Block Fifty-Two (52) between S. 101st E. Ave. and S. 103rd E. Ave. in Alsuma Addition (Plat No. 2615). The requested closing of the alleyway is for future development. (CD-7) [PW 11/20/24; CC 11/20/24; CC 12/4/24] 24-1086-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of ninety-six thousand, forty-four dollars and eighty-nine cents (\$96,044.89) recognized from unappropriated fund balance within the Convention and Tourism Facility Fund. (Tulsa Regional Tourism Reimbursement) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1097-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of two hundred seventy-seven thousand, eight dollars and thirty cents (\$277,008.30) between departments, account groups, and projects within grant revenues received from the United States Treasury American Rescue Plan Act Subfund. (36N Envision Comanche, MORE Financial Empowerment Center) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1098-2

- k.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of four hundred fifty-seven thousand, seven hundred sixty-two dollars (\$457,762.00) recognized from revenues received within the Convention and Visitors Fund. (Managed Entities) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1099-2
- l.

PULLED BY ADDENDUM: Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred sixty thousand, five hundred six dollars and eighty-nine cents (\$260,506.89) recognized from unappropriated fund balance within the Golf Course Fund. (FY24 Golf Course Expense) [UED 11/20/24; CC 11/20/24; CC 12/4/24]
- m.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of three hundred seventy thousand dollars (\$370,000.00) from unappropriated and unencumbered fund balance within the General Fund. (Legal Salaries) [UED 11/20/24; CC 11/20/24; CC 12/4/24] 24-1101-2
- n.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Jaime Skipper, Wallace Design, for property located at 1619 N. David Patrick Ave., for future development. (CD-3) [PW 11/20/24; CC 11/20/24; CC 12/4/24] 24-1102-2

Public Comments:
James Alexander, Jr. – 7.c, 7.d, 7.f, 7.g.
Bernice Alexander – 7.c, 7.d, 7.e, 7.f, 7.j.

Councilor Bengel moved to approve 7.a – 7.n, except 7.l. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Absent
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a.

Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Archie invited everyone to the Webster High School Winter Warrior Extravaganza on December 6, 2024.
- b.

Vote to select two (2) City Councilors to serve on the Independent Review Panel for Vision Arts 6 grant applications. [UED 12/4/24; CC 12/4/24] 24-1116-2
- c.

Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization in the amount of nine hundred fifty-seven dollars (\$957.00) for Councilor Hall-Harper to travel to Evanston, IL to attend the National Symposium for State and Local Reparations held on December 4-6, 2024. (Note: This conference is eligible for reimbursement from FirstRepair and it is

anticipated the Council will consider a donation amount following the conference.) [UED 12/4/24; CC 12/4/24] 24-1137-2

Councilor Bengel moved to appoint Councilor Bellis and Councilor Dutton to the Vision Arts Independent Review Panel and approve 8.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Absent
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. Hearing and possible action upholding or denying an appeal to the City Council requested by Mr. Jeffrey Skaggs contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 091951-2024, finding that the property located at 7652 E. 46th Pl., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-5) [CC 8/21/24; CC 10/30/24; CC 12/4/24] 24-813-3

Brant Pitchford from Code Enforcement addressed the Council.

Jeffrey Skaggs, the appellant, addressed the Council.

Keri Fothergill, City of Tulsa Citizen Services Advocate, addressed the Council.

There was Council discussion.

Councilor Lakin moved to deny the appeal for Code Enforcement Case No. 091951-2024 and affirm the decision of the Hearing Officer, and delay action from Code Enforcement from 30 business days to 60 business days. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Absent
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

- b. Hearing and possible action upholding or denying an appeal to the City Council requested by JE Taylor, White Dove Investment Corporation contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case

No. NUZO-086166-2024, finding that the property located at 5310 S. Peoria Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-9) [CC 6/26/24; CC 9/25/24; CC 10/30/24; CC 12/4/24] 24-942-3

Brant Pitchford from Code Enforcement addressed the Council. Due to the good faith progress by the appellant and the decisions of the Board of Adjustment, Code Enforcement is choosing to close the case related to the Remedial Civil Penalties and will follow up on the progress of the remaining violations using the standard criminal citation process.

The City Council accepted the position of Code Enforcement, and the case was considered resolved.

11. **HEARING OF PUBLIC COMMENTS**

- a. No items this week.

12. **ADJOURNMENT**

- a. Adjournment.

Chair Lakin adjourned the meeting at 6:28 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council